

## **Pleasant Hill Library Task Force Meeting Notes**

Meeting Date: **March 2, 2015**

Large Community Room, Pleasant Hill City Hall, 100 Gregory Lane, Pleasant Hill, CA 94523

### **Attendees:**

- Michael Harris, Pleasant Hill City Council
- Sue Noack, Pleasant Hill City Council
- Lisa Chow, Supervisor Mitchoff's Office
- Sandra Bonato, PH Recreation & Park District Board
- Jessica Hudson, Contra Costa County Library
- Patrick Remer, Pleasant Hill Library
- Jack Prosek, Pleasant Hill Library Fund
- Katherine Bracken, CCC Library Commission
- Bill Bankert, Planning Commission
- Susan Weaver, Friends of the Library
- Mitch Avalon, consultant, Contra Costa County Flood Control District
- Paul Detjens, CCC Flood Control District
- Beverly Ortiz, Friends of Creeks in Urban Settings
- June Catalano, City Manager
- Danielle Habr, City staff
- Martin Nelis, City staff

### **Public Comment**

Beverly Ortiz expressed concerns about flooding around the Grayson Creek area adjacent to the vacant County owned properties and asked that the Task Force provide additional information about the plans for the construction of the new library facility on one of these properties.

### **Reports from Sub-committees**

#### **Needs Assessment**

Chair Harris reported that the preferred and ranked sites had been presented to the City Council on February 9, 2015. At this meeting the City Council continued the item rather than adopt the proposed resolution which ranked the preferred sites. The Council asked the Task Force to consider not ranking the sites but rather make a recommendation as to the preferred sites for the new facility.

Jeff McDaniel from Mt. Diablo School District stated that if the Pleasant Hill Middle School track and field area was to be considered as a possible site it would require a discussion in closed session with the District Board. Councilmember Sue Noack stated that she had talked briefly with board members Linda Mayo and Barbara Oaks about this matter but had not heard anything yet from either of them.

In response to a question about the process and length of time required to for the development of the County owned parcels, Mitch Avalon with the County Flood Control District stated that the

County was about to hire a project manager to oversee the land use planning, rezoning and entitlements process for the sites in question. He indicated that the land use planning and development of a specific plan in consultation with City staff would take about 18 months to complete. A new library facility on one of the parcels would be part of this planning process. The County would then issue a Request for Proposals for a developer to actually begin the development of the parcels. He estimated that it would probably take about three years before any development could take place on any of the parcels.

Mr. Avalon then outlined the history and background of the Flood Control District's involvement with the efforts to develop a regional flood protection project for the area in south Pleasant Hill which is prone to flooding. He described how the two feasibility studies done in that area came to the same conclusion in that a regional project was impractical from a cost benefit analysis and that there was not sufficient funding to do such a project. He also stated that the Flood Control District now regarded the Beatrice Road parcel as surplus property.

Jack Prosek expressed concern that the Task Force had been under the impression that an RFP for developers would be going out in 2015 and not in two years from now as just stated. In view of this, he suggested only considering the site of the current library as the site for the new library.

Mr. Avalon stated that the new project manager would be available to speak with the Task Force at a future meeting.

The Task Force agreed unanimously to recommend to the City Council that the preferred new library sites are the current library site and the former Oak Park Elementary site, with two possible alternate sites being the PH Middle School track & field area and the Flood Control property off Beatrice Road.

The Task Force also agreed to meet again on Monday, March 23 at 11:00 am. to hear a follow up presentation from the County's new project manager who will be overseeing the disposition and development of the County owned properties.

### **Outreach Subcommittee**

Susan Weaver gave the subcommittee report. She stated that committee was in the process of developing a new survey for the general public to give comments and feedback regarding library usage and spaces. She also mentioned that they were working on a new video which would have parents of school students as the target audience. Patrick Remer reported that they made a presentation to the Rotary Club of Pleasant Hill regarding the new library.

### **Funding Subcommittee**

Chair Jessica Hudson stated that the Funding subcommittee had not met recently. The Task Force discussed the work of the committee going forward. The committee was directed to explore the legal frameworks or mechanisms for possible funding of the new facility.